

# Extract for Planned Development

---

## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

---

the alley next east and parallel to South Western Avenue; a line parallel to and 100 feet south of West Taylor Street; and South Western Avenue,

to those of a C2-3 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

---

*Reclassification Of Area Shown On Map Number 3-F.  
(Application Number A-5286)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following symbols and indications as shown on Map Number 3-F in the area described as follows:

from Residential-Institutional Planned Development Number 391 in the area bounded by:

a line 100.30 feet north of West Oak Street; the alley next east of North Clark Street; the alley next north of West Oak Street; North Dearborn Street; West Oak Street; and North Clark Street,

to those of a C2-4 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

---

*Reclassification Of Area Shown On Map Number 4-E.  
(Application Number A-5365)*

*Be It Ordained by the City Council of the City of Chicago:*

7/29/86

## UNFINISHED BUSINESS

559

(Continued from page 32610)

West Tooker Place; a line 108.7 feet west of North State Street; a line 313.5 feet east of North Dearborn Street; West Pearson west of and parallel to North State Street; the alley next north of Chicago Avenue or the line thereof if extended where no street exists; a line 100 feet north of West Chicago Avenue; the alley next parallel to North Dearborn Street; West Chestnut Street; and North

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

### *Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

PD 391

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District and R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 100.30 feet north of West Oak Street; the alley next east of North Clark Street; the alley next north of West Oak Street; North Dearborn Street; West Oak Street; and North Clark Street,

to the designation of a Residential-Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Residential-Institutional Planned Development printed on pages 32618 through 32623 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

### *Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

(Continued on page 32624)

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 391PLAN OF DEVELOPMENTSTATEMENTS

1. The area herein designated as "Residential-Institutional Planned Development" is owned or controlled by Illinois Masonic Medical Center, an Illinois Not for Profit Corporation.
2. Off-street parking and loading facilities shall be provided in compliance with this Residential-Institutional Planned Development, subject to the review of the Department of Public Works and the approval of the Department of Planning.
3. All applicable official reviews, approvals and permits required shall be obtained by the Applicant.
4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-ways or consolidation or resubdivision shall require a separate submittal on behalf of the Applicant and approval by the City Council.
5. The uses of the area delineated as a Residential-Institutional Planned Development will consist of a healthcare facility containing skilled care nursing home beds and related uses, apartments for the elderly, dining facilities and other related and accessory uses including off-street parking and loading. The facility will be devoted to nursing care, housing of the elderly, and the activities related to the operation and administration of such a facility.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. Identification signs shall be permitted within the Residential-Institutional Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

APPLICANT: Illinois Masonic Medical Center

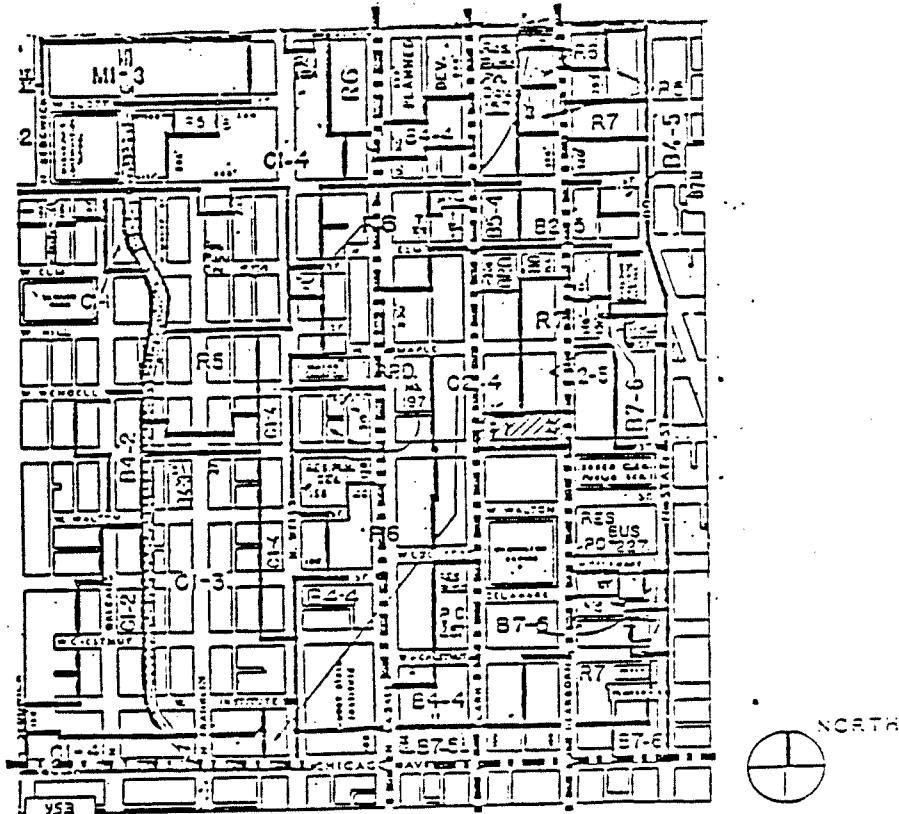
ADDRESS: 836 West Wellington Avenue

DATE:

8. The information contained in the tables and maps attached hereto provide data concerning the generalized plan of land use for the subject area. These exhibits demonstrate that the development shall be in compliance with the Residential-Institutional Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Residential-Institutional Planned Development herein outlined, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of Planning.

APPLICANT: Illinois Masonic Medical Center  
ADDRESS: 836 West Wellington Avenue  
DATE:

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT  
EXISTING ZONES AND PREFERENTIAL STREETS SYSTEMS



Residential-Institutional Planned Development



Preferential Streets

APPLICANT: Illinois Masonic Medical Center

ADDRESS: 836 West Wellington Avenue

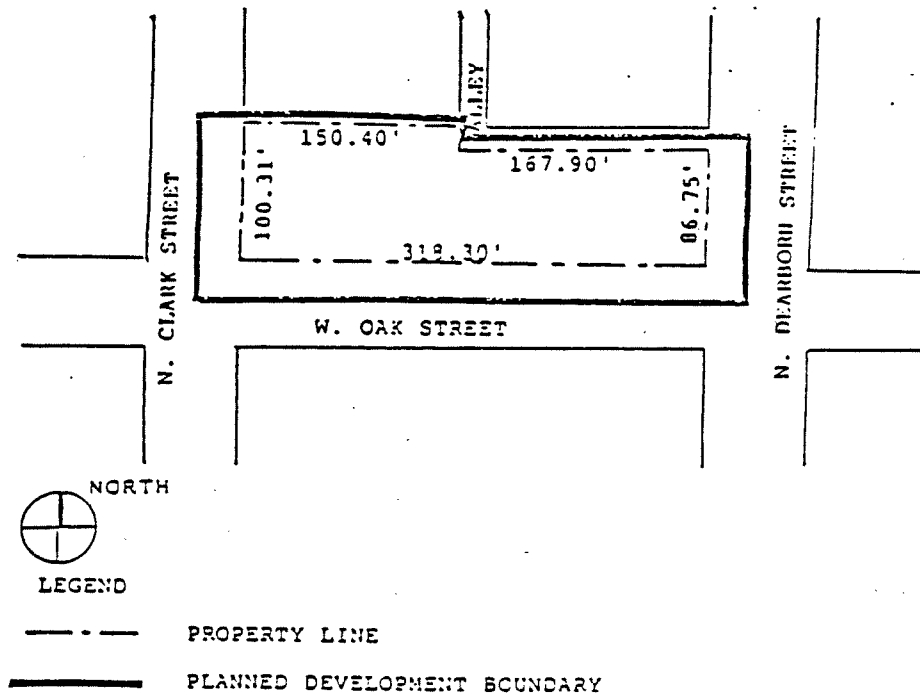
DATE:

7/29/86

UNFINISHED BUSINESS

32621

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT -  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

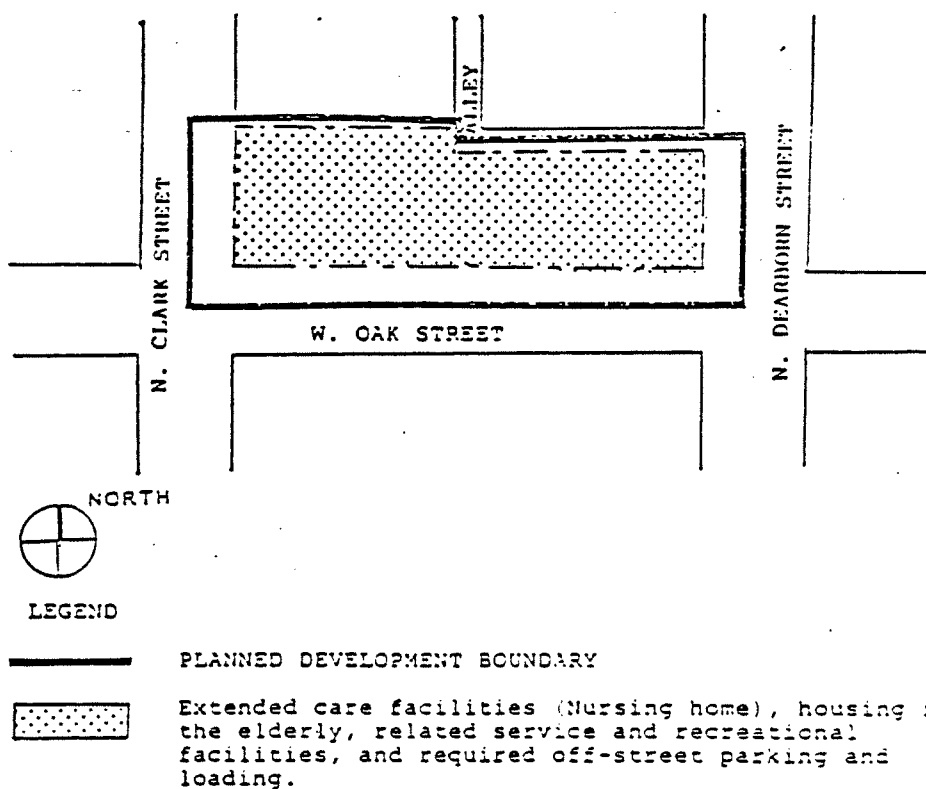


APPLICANT: Illinois Masonic Medical Center

ADDRESS: 836 West Wellington Avenue

DATE:

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



APPLICANT: Illinois Masonic Medical Center

ADDRESS: 836 West Wellington Avenue

DATE:



7/29/86

## UNFINISHED BUSINESS

32623

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. \_\_\_\_\_  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FT. (ACRES)	GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM PERCENT OF LAND COVERED
29,650	0.68 Extended care facilities (Nursing home), housing for the elderly, related service and recreational facilities, and required off-street parking and loading.	8.75	85%

GROSS SITE AREA = NET SITE AREA: 0.68 acres PLUS AREAS IN  
 PUBLIC RIGHTS OF WAY: 0.51 acres = 1.19 acres.

MAXIMUM NUMBER OF DWELLING UNITS (FOR ELDERLY): 120  
 MAXIMUM NUMBER OF NURSING CARE BEDS: 330

MINIMUM OFF-STREET PARKING REQUIREMENT: 84 spaces + 2 KC  
 MINIMUM OFF-STREET LOADING REQUIREMENT: 2 @ 10 X 25 feet

## REQUIRED SETBACKS:

Clark Street.....10 feet  
 Dearborn Street.....2 1/2 feet  
 Oak Street.....4 feet  
 Others.....0 feet

Setback and yard requirements may be adjusted where required  
 to permit conformance to the pattern of, or architectural  
 arrangement related to existing structures, or where necessary  
 because of technical reasons, subject to the approval of  
 the Department of Planning.

APPLICANT: Illinois Masonic Medical Center

ADDRESS: 836 West Wellington Avenue

DATE: